

091.0

0002

0016.D

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,079,000 / 1,079,000

APPRAISED:

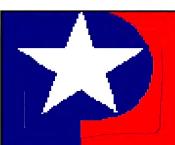
1,079,000 / 1,079,000

USE VALUE:

1,079,000 / 1,079,000

ASSESSED:

1,079,000 / 1,079,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		KNOWLES FARM CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RICKLES RICHARD J	
Owner 2: MACGOWAN DONNA M	
Owner 3:	

Street 1: 10 KNOWLES FARM RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ:

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SEAVER PROPERTIES LLC -

Owner 2: -

Street 1: 57 RUSSELL ST

Twn/City: WOBURN

St/Prov: MA Cntry

Postal: 01801

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2368 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6019		Sq. Ft.	Site		0	70.	1.00	5									420,399						420,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description			User Acct	
101	6019.000	658,600					420,400	1,079,000		Entered Lot Size			27399	GIS Ref
Total Card	0.138	658,600					420,400	1,079,000		Total Land:				GIS Ref
Total Parcel	0.138	658,600					420,400	1,079,000		Land Unit Type:				Insp Date
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	455.66		/Parcel:	455.66		11/30/18				

PREVIOUS ASSESSMENT										Parcel ID		091.0-0002-0016.D			!15306!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2022	101	FV	658,600	0	6,019.	420,400	1,079,000		Year end	12/23/2021						
2021	101	FV	639,400	0	6,019.	420,400	1,059,800		Year End Roll	12/10/2020						
2020	101	FV	639,400	0	6,019.	420,400	1,059,800	1,059,800	Year End Roll	12/18/2019						
2019	101	FV	490,800	0	6,019.	426,400	917,200	917,200	Year End Roll	1/3/2019						
2018	101	FV	490,800	0	6,019.	318,300	809,100	809,100	Year End Roll	12/20/2017						
2017	101	FV	490,800	0	6,019.	288,300	779,100	779,100	Year End Roll	1/3/2017						
2016	101	FV	490,800	0	6,019.	276,300	767,100	767,100	Year End	1/4/2016						
2015	101	FV	480,100	0	6,019.	234,200	714,300	714,300	Year End Roll	12/11/2014						

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor		Legal Ref		Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SEAVER PROPERTI		49295-386		4/17/2007				739,500	No	No					
C & F REALTY CO		45224-19		5/23/2005	Portion-Asst			1,950,000	No	No	SUBDIVISION				

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/7/2005	932	Add Att	30,000			G7	GR FY07	ADD 2 BDRMS	11/30/2018	MEAS&NOTICE	HS	Hanne S			
1/20/2005	44	New Buil	160,000			G7	GR FY07	NEW 2.5 STRY, SF	2/7/2009	Meas/Inspect	336	PATRIOT			
									12/3/2008	MLS	MM	Mary M			
									7/14/2007	MLS	HC	Helen Chinal			
									5/17/2006	Inspected	BR	B Rossignol			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

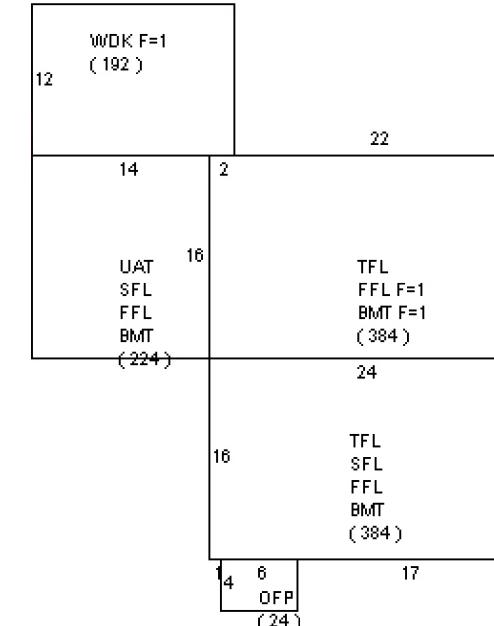
Type:	6 - Colonial	
Sty Ht:	3 - 3 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SEE SUBDIVISION PLAN, KNOWLES FARM CIRCLE DATED 01/17/2005,RECORDED 1/18/2005, 2005-62.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	2005
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G7
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	15 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****1.3 %**